



2 Green Dell Close, Henbury, Bristol, BS10 7RG

GUIDE PRICE £450,000

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PROPERTY OVERVIEW

A substantial and well-presented "A-Type" link-detached family home set in a quiet and sought-after cul-de-sac. This versatile property offers four generously sized bedrooms, multiple reception areas, a large kitchen (approx. 4m x 2m), a substantial rear garden, and a 40ft garage/car port. Additional benefits include solar panels, a water softener, and proximity to excellent local amenities and transport links.

This impressive home offers flexible and spacious accommodation throughout. Whether you're looking for extra bedrooms, work-from-home space, or room to grow, this property delivers. Its multiple reception areas and large kitchen cater to busy family life, while the private garden and substantial garage add both lifestyle and practical value.

Location

Nestled in a quiet and peaceful cul-de-sac, this home enjoys a tranquil setting while remaining well-connected. Located just outside the hustle and bustle of central Bristol, the property benefits from excellent public transport links, easy access to M4/M5 motorway networks and the property is within close proximity to well-regarded local schools. The property is also within walking distance to the historic Blaise Castle Estate – perfect for family outings and scenic walks.

KEY DETAILS

- A Spacious Link Detached Property
- 4 Bedrooms
- Quiet Cul De Sac Location
- Approx. 40 ft. Garage
- Car Port
- Solar Panels

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

Viewing: By appointment only



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Total floor area: 164.5 sq.m. (1,770 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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